

Springfield District Fairfax Center Area Land Use Committee Meeting
March 7, 2006, 7:00 p.m.
Conference Room 4 & 5, 12000 Government Center Parkway, Fairfax, VA
22035
Meeting Minutes

COMMITTEE MEMBERS PRESENT:

Mark Cummings, *Chair, Brentwood Civic Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Lowell Smith, *Birch Pond Homeowners Association*
Claudette Ward, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Susan Zarybnicky, *Supervisor Elaine McConnell's Office*
Steve Edwards, *Supervisor Elaine McConnell's Office*
Tracy Strunk, *Planning & Zoning*

Other:

Peter Murphy, *Planning Commission*

APPLICATION PRESENTED: KSI Services, Inc.
RZ/FDP 2005-SP-019
Agent for Applicant: Greg Riegle, McGuireWoods

Greg Riegle made a brief presentation of the proposal. On February 27, 2006, the Board of Supervisors approved an Out-Of-Turn Plan Amendment for Sub-Unit Q9 and the portion of Sub-Unit Q5--an 18 acre parcel--located near the intersection of Lee Highway and Ridge Top Road. The property is currently zoned I-5. KSI Services, Inc. intends to develop the property for mixed-use offering high end residential along with integrated retail and office components up to 1.2 FAR. The developer plans for about 500 total residential units, up to 20,000 s.f. retail and up to 150,000 s.f. office/professional office space. The parking is structured and would allow for retail parking as well. Mr. Riegle also noted that the developer is planning for an interesting and animated streetscape including some convenient stores, retail, and restaurants.

Questions from committee members addressed concerns with the parking, traffic flow on Government Center Parkway, Ridge Top Road, Random Hills Road, Waples Mill Road, and Lee Highway. Concerns were also expressed about street parking on Ridge Top Rd, ADUs and workforce housing, price and size of units, traffic controls at interchanges, impact of traffic at Waples Mill Rd and Rt. 50, location of properties proximate to Log Ridge Drive, trails and sidewalks, and archaeological finds. A motion was made to approve the plan as proposed by the developer. The motion was seconded. Six members voted "YES," one member abstained. The motion carried.